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Minutes

BBRS Building Code Appeals Board (BCAB)

Meeting Location: Milford District Office, 50 Maple Street, Milford, MA.

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Meeting Called to order by the Chairman, Richard Crowley, at 9:30 a.m. followed by Roll call:

Board Members Present:

Richard Crowley, Chairman

John Couture

Jake Nunnemacher

Board Members Not Present:

None

There were five (5) cases on the docket scheduled each 30 minute period, beginning at 9:30 a.m. and running until approximately 12:00 p.m. The three board members identified above served each case; guests varied with each case. A copy of the sign-in sheet for each case is appended to these minutes to identify attendees.

Guests Present:

See sign-in sheet for each case:

1. Meeting minutes December 22, 2015
2. Case Number : 16-1603
Appellant: Arthur Choo for Robert Weintraub
Address of Property: 150-152 State Street, Boston, MA.
Summary of Case: This appeal concerned a variance from 780 CMR (*The State Building Code, Eighth Edition*) Section 503.1, with respect to a mixed-use project (restaurant and office spaces) in an existing building.

List of Exhibits:

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| Exhibit 1. | Application dated January 29, 2016. |
| Exhibit 2. | Floor Plans, 20 pages |
| Exhibit 3. | Test Report & FSP-Product Data Sheet, 11 pages. |

On a **MOTION** by Richard Crowley and **SECONDED** by John Couture, it was a **TWO to ONE VOTE**, Jake Nunnemacher was opposed, to **GRANT** a variance to **780 CMR 503.1**

3. **Case Number :** 16-1604
Appellant: Richard Bachini, Jr.
Address of Property: 14 Heywood Street, Shrewsbury, MA. 10545
Summary of Case: This appeal concerned a variance from 780 CMR, including Table R402.1.1 of the 2012 IRCC (*International Residential Conservation Code*), with respect to a basement renovation project in a single-family dwelling.

List of Exhibits:

- Exhibit 1.** Application received February 3, 2016.
Exhibit 2. Email from Bldg. Inspector no opposition, dated February 2, 2016, 1 page.

On a **MOTION** by Jake Nunnemacher, and **SECONDED** John Couture, it was **UNANIMOUSLY** voted to **GRANT** a variance from **780 CMR, 2012 IRCC, Chapter 4, R402.1.1**, on condition that if the work involves fully exposing walls, the exposed walls' insulation is replaced with insulation in compliance with the code.

4. **Case Number:** 16-1605
Appellant: Raymond Vincent for Town of Bedford
Address of Property: 12 Mudge Way, Bedford, MA. 01730
Summary of Case: This appeal concerned a variance from 780 CMR (*The State Building Code, Eighth Edition*) Section 1022.1.1 IEBC (*International Existing Building Code*) 780 CMR 903.2 and 903.3.1.1, with respect to the installation of an automatic fire sprinkler system in the archive vault in the basement of the Bedford Town Hall.

On a **MOTION** by Jake Nunnemacher, and **SECONDED** by John Couture, it was **UNANIMOUSLY** voted to **GRANT** variances from **780 CMR, IEBC 1022.1.1, 780 CMR 903.2 and 903.1.1, on condition that smoke detection is provided within the vault and notification is tied directly to the Town's Fire Department.**

5. **Case Number :** 16-1606
Appellant: James McLaughlin for Tishman Speyer
Address of Property: 190-210 Pier 4 BL., Boston, MA. 02210

Summary of Case: This appeal concerned a variance from 780 CMR (*The State Building Code, Eighth Edition*) Table 602, and Sections 705.5 and 706.1, with respect to the construction of a new, 13-story, mixed-use, office building.

On a **MOTION** by Jake Nunnemacher, and **SECONDED** by John Couture, it was **UNANIMOUSLY** voted to **GRANT** variances from **780 CMR Table 602.8, Sections 705.5 and 706.1** because of the property line issues in relationship of the two buildings & the difficulty of subdividing them.

6. The meeting adjourned at 12:00 p.m.